



STAFF REPORT

Board of Aldermen

AN ORDINANCE APPROVING THE VACATION OF TWO SEWER / UTILITY EASEMENTS FOR THE PROPERTY LOCATED AT 123 BETH PAGE CT, BRANSON, MISSOURI.

FIRST READING: MAY 28, 2024

FINAL READING: JUNE 11, 2024

Initiated By: Planning and Development

Approved By: *Cathy Stepp*

Financial Impact: No Impact/Not Applicable

Community Plan 2030: LU-3:Infill & Redevelopment

FACTS:

File Number: VA24-000002

File Name: Vacation of Utility Easement(s)

Applicant: Jeremy Nickols of CFS Engineering

Property Owner: Jones Family Revocable Trust

Location: 123 Beth Page, Branson, MO 65616

Current Zoning: Planned Development (PD)

2030 Community Plan Future Land Use: Low Density Residential (LDR)

Surrounding Zoning:

North: Planned Development (PD)

South: Planned Development (PD)

West (across Beth Page Ct): Planned Development (PD)

East: Planned Development (PD)

Request: Vacate two existing utility easements

Existing Conditions: Residential lot with single family home.

Two existing easements, dedicated by the Branson Hills Development Phase 4 Amended Plat, are currently located on the property at 123 Beth Page Court. The easements do not contain any utilities and are therefore not needed. There have been no objections from the following utility companies: Missouri American Water, White River Valley Electric Cooperative, Liberty Utilities/Empire and the City of Branson Utility Department.

Public Water Supply District #3 (PWSD3) has a pending status for approval, awaiting an upcoming Board Meeting, as the vacation request requires Board action for approval. The Board meeting is

scheduled for May 29, 2024. Correspondence with PWSD3 thus far indicates they do not envision any issues with the request. PWSD #3 has a water main along Beth Page Ct and have no plans to extend water lines along the side lot lines indicated on the vacation easement exhibit. Approval of this request shall be contingent on receiving Board approval from PWSD3.

PLANNING COMMISSION RECOMMENDATION:

The proposed request for a vacation of two sewer / utility easements for the property located at 123 Beth Page Ct, Branson, Missouri was recommended for approval by the Planning Commission on May 7, 2024 by Resolution No. VA24-02 (Exhibit 7), with a unanimous vote of 7-0.

DETAILED ANALYSIS:

No Additional Information

BACKUP DOCUMENTATION:

Staff Report Exhibit 1- Application
Staff Report Exhibit 2- Property Owner Acknowledgement
Staff Report Exhibit 3- Neighborhood Notice Postcard and Newspaper Clipping
Staff Report Exhibit 4- Vicinity Maps
Staff Report Exhibit 5- Utility Letters
Staff Report Exhibit 6- Easement Exhibit and Legal Description
Staff Report Exhibit 7- Resolution No. VA24-02